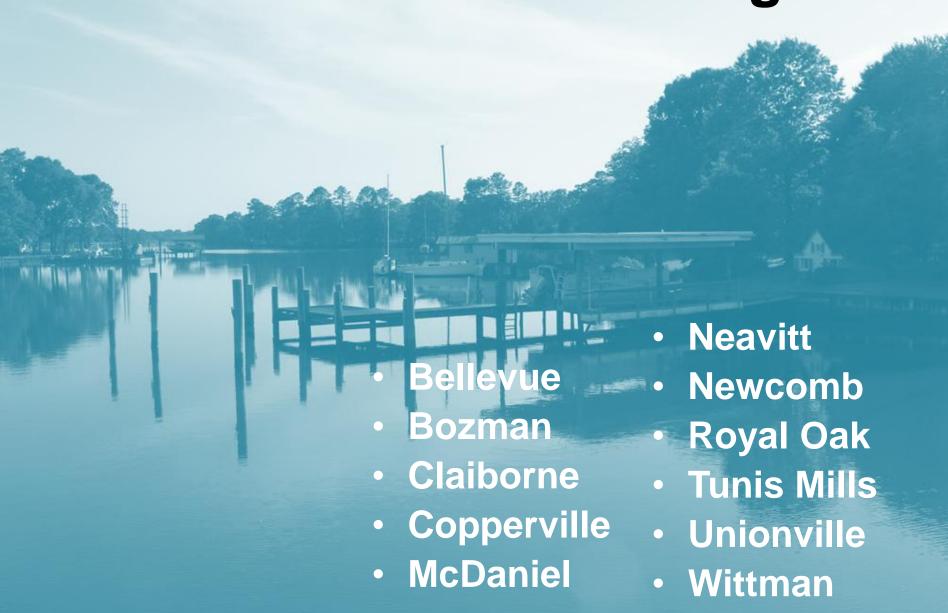
Western Village Growth and Sewer Policy Recommendation

Joint Planning Commission/Public Works
Advisory Board Work Group
December 4, 2013

Affected Villages



Recommendations

- Village Zoning Density and minimum lot size— Density 2 acres/dwelling unit
- Minimum lot size—1 acre
- Density and Sewer
 Availability—not be
 affected by the availability
 of public sewerage.
- Sanitary Sewer Service extended to tier 3b properties and other properties that are public health emergencies and that have no alternative
 - Comprehensive
 Planning—the County
 comprehensive plan and
 the comprehensive water
 updates

Recommendations (continued)

Village Re-Mapping

- Zoning boundaries will be adjusted to reduce the potential for large scale development that would threaten the existing villages and implement the policies of the comprehensive plan and current state law.
- Sewer Service Areas and Sewer planning areas would be adjusted to reflect existing and proposed service areas to implement the Comprehensive Plan.

- Critical Area Mapping
 provides technical
 adjustments to
 implement the more
 accurate current
 boundaries of the
 Chesapeake Bay Critical
 Area.
- Draft Maps—Draft maps have been prepared for review

Comprehensive Plan 2005:

- Unique "sense of place" noting existing architectural character, scale, mix of uses and density of development.
- Master planning process for each of the Village Centers to establish a basis for guiding future infill and redevelopment."
- Infill and redevelopment should be compatible with existing character and density.

State Laws:

- Smart and Sustainable Growth Act of 2009 (HB 297)—Any "action" must be consistent with the comprehensive plan.
- State Finance and Procurement Article 7B 1997—Growth in rural villages is to be limited
 - Village—Primarily residential/historic qualities, located in a rural/agricultural area.
 - New growth—If any, would derive primarily from in-fill or limited peripheral expansion.

State Laws:

- Limited peripheral development contiguous to a community
- Under 10% of existing dwellings

- <u>Sustainable Growth and Agricultural Preservation Act</u> <u>of 2012 (SB 236)—</u>
 - Established the tier system and the mapping criteria.
 - Limits subdivisions to max of 7 new lots in the resource conservation tier